



DECISION MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Development Services Department
17301 133rd Avenue NE • Woodinville, WA 98072
425-489-2754 • www.ci.woodinville.wa.us

Project Name: Modi Reasonable Use Permit

Project Number(s): SEP14023 / CAE14001

Description of Proposal: Reasonable Use Permit to develop a 1.63-acre lot featuring critical areas with one single-family residence in the R-6 zone. Critical areas on site comprise approximately 75 percent of the site and include geologically hazardous, stream and wetland areas, and associated buffers. The project is not categorically exempt from SEPA pursuant to WAC 197-11-800.

Location of Proposal: 19400 136th Avenue NE, Woodinville, WA

Applicant: Prakash Modi

Lead Agency: City of Woodinville

Staff Contact: Agnes Kowacz, Associate Planner at 425-877-2293 or Agnesk@ci.woodinville.wa.us

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL

The Responsible Official for this proposal has determined that the proposal does not have a probable significant adverse impact on the environment subject to the proposed conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request at the address below.

- There is no comment period for this MDNS.
- This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on the MDNS.
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted within 14 days of issuance, by 4:00pm on April 18, 2016.

This Mitigated Determination of Nonsignificance was issued with the following conditions and/or mitigations:

- A. Biologic and hydrologic functions of "Wetland A" and its buffer will be reduced or negatively impacted as a result of this proposal due to potential wetland fill. Project impacts have the potential to result in a loss of wildlife habitat and reduced hydrologic functions.

ADVERSE IMPACT:

Wetland A is rated as a Class 1 wetland under the City's rating system and a Category III wetland under the 2004 Department of Ecology system. The wetland buffer is significantly degraded and does not provide a high level of function; however, the wetland is considered a Class 1 under the City's rating system because it is proximal and influenced by Little Bear Creek. Delineation of the western boundary does not include clear verification of hydrophytic vegetation, which is one of three indicators required under the delineation manual. As a result, wetland fill may occur as part of the proposal.

NECESSARY MITIGATION:

The applicant shall provide mitigation designed to avoid adverse impact to the wetland habitat and must achieve equivalent or greater biologic functions. The proposal shall be subject to the following conditions and mitigation measures:

1. Wetland A shall be delineated in accordance with the US Army Corps of Engineers Wetland Delineation Manual.
 2. Mitigation actions shall comply with WMC 21.24.350. Altered wetlands shall be replaced at a rate of four square feet to one square feet and buffer impacts shall be enhanced and replaced at a rate of one square feet to one square feet beyond the buffer reduction enhancement.
 3. Mitigation plantings shall include trees planted no further than 10 feet on center and shrubs no further than 4 feet on center. Conifers shall be a minimum of six feet tall and broadleaf trees shall be a minimum of 2.5 inch caliper.
 4. A maintenance and monitoring standards shall ensure that no more than five percent of the site is covered with invasive species and survival rate of plants shall be greater than 90 percent at the end of the monitoring period.
- B. The western boundary of the property contains geologically hazardous areas that may be susceptible to shallow slough, surficial slide events, or liquefaction.

ADVERSE IMPACT:

Development is proposed within geologically hazardous areas including a single-family house, driveway, and other associated site work. The geotechnical report identifies potential slough, liquefaction or settlement of soils.

NECESSARY MITIGATION:

In order to reduce the chances of shallow slough or slide events, special construction recommendations identified in the geotechnical report prepared by Robinson Noble, dated January 23, 2015 shall be followed for site preparation and grading, structural fill, foundations, lateral loads, and drainage.

SUBSTANTIVE AUTHORITY BASIS:

Comprehensive Plan Goal E-1 is to preserve and enhance aquatic and wildlife habitat. Policies for this goal include protecting and enhancing the functions and values of critical areas including wetlands, maintaining connectivity to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive habitat areas.

Comprehensive Plan Goal ENV-3 is to preserve and enhance aquatic and wildlife habitat.

Policy ENV-3.1: Identify and ensure protection of sensitive habitat areas, including wetlands, streams and shorelines.

Policy ENV-3.3: Maintain a standard of no net loss in the functions and values of sensitive habitat features, including wetlands, streams, lakes and shoreline areas.

Policy ENV-3.4: Maintain connectivity between sensitive areas, including the Sammamish River and related streams, to provide safe travel routes for wildlife and fish and improve the biological integrity of sensitive areas.

Policy ENV-3.11: Encourage the restoration of ecological functions and the natural environment in environmentally damaged areas.

Comprehensive Plan Goal ENV-4 is to protect the public from floods, landslides, erosion and other natural hazards resulting from disturbance of the environment.

Policy ENV-4.1: Protect public safety in potential seismic, flood hazard and slide hazard areas.

Policy ENV-4.2: Minimize the adverse effects of development on topographic, geologic and hydrologic features, and native vegetation.

Policy ENV-4.3: Control the quantity and velocity of surface water runoff.

Comprehensive Plan Goal ENV-5: To protect and improve water quality.

Policy ENV-5.2: Include enhancement of shorelines and waterways with adjacent development activities.

Policy ENV-5.4: Minimize impacts of recreational uses on water quality.

Policy ENV-5.5: Protect the quality and quantity of water in waterways, wetlands, floodplains and watersheds from degradation.

Shoreline Master Program Policy CON-1.4 states that the City should ensure that development of private upland property maintains sufficient volumes of surface and subsurface drainage into the biological wetland areas associated with the shorelines, to sustain existing vegetation and wildlife habitat. The content and velocity of this drainage should be controlled by design, as required by engineering standards adopted and administered by the City's Department of Public Services, so that stream habitat and properties along the shoreline below will not be adversely affected.

Shoreline Master Program Policy CON-1.5 is to protect features along the shoreline that provide ecological or recreational benefits.

Shoreline Master Program Policy CON-1.7 is to assess the environmental impacts and mitigation of any new development prior to issuance of permits.

CHANGES TO PROPOSAL

If there is new information or changes to the proposal after issuance of the MDNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

This MDNS is issued on the basis of compliance of this proposal with all applicable Woodinville Municipal Code (WMC) regulations and standards, and environmental policies, as adopted by WMC 14.04.240, Subsection (4).

1. Chapter 43.21C RCW (State Environmental Policy Act)
2. Woodinville Municipal Code, including Title 14 (Environmental Regulations) and Title 21 (Zoning)

3. Chapter 21.24 WMC (Woodinville Critical Areas Ordinance)
4. Woodinville Comprehensive Plan
5. King County Surface Water Design Manual 2009

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with the project and SEPA review, specifically:

1. SEPA Checklist dated February 12, 2016
2. Site Plan, prepared by Stanbrooke, received March 23, 2016
3. Technical Information Report, prepared by Beyler Consulting, dated February 18, 2015
4. Memo regarding Wetland A Western Boundary Verification, prepared by Cooke Scientific, dated February 24, 2016
5. Critical Areas Determination, issued June 1, 2015
6. Memorandum regarding Modi Third Party Wetland Review, prepared by Shelby Petro and Kevin O'Brien of Otak, dated April 8, 2015
7. Stream and Wetland Assessment Report and Buffer Reduction Plan, prepared by Mike Layes of Acera LLC, dated January 2015
8. Response to Request for Additional Information, prepared by Mike Layes of Acera LLC, dated January 24, 2015
9. Response to Muckleshoot Indian Tribes Fisheries, prepared by Brandon Loucks of Beyler Consulting, dated February 25, 2015
10. Response to Sno-King Watershed Council, prepared by Mike Layes of Acera LLC, dated February 16, 2015
11. Response to Part II Sno-King Watershed Council, prepared by Brandon Loucks of Beyler Consulting, dated February 25, 2015
12. Technical Memorandum regarding disputed wetland category, dated April 22, 2015
13. Geotechnical Report, prepared by Robinson Noble, dated January 23, 2015

The voluntary offers and applicable documents listed above were considered and evaluated as part of this threshold determination.

The City has considered whether other local, State, or Federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts.

DISCLAIMER

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Woodinville codes governing traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Woodinville reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety, and welfare of the public to do so.

APPEALS

Appeals: A party of record may appeal this decision to the Woodinville Hearing Examiner pursuant to Chapters 2.30 and 17.17 WMC. An appeal must be filed within 14 days of the date of issuance of this

decision, by **4:00 p.m., on April 18, 2016**. Written appeals shall be submitted with the appropriate appeal fee to: Development Services Department in City Hall, 17301 133rd Avenue NE, Woodinville, WA 98072. Contact the planner listed above if you wish to file an appeal.

Affected property owners may request a change in valuation with King County for property tax purposes notwithstanding any program of revaluation. For information regarding property valuations and/or assessments, contact the King County Assessor's Office at (206) 296-7300.

To obtain a copy of the decision, please contact the planner listed below.

Responsible Official: David Kuhl, Development Services Director

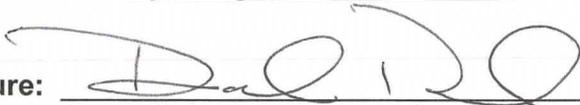
Contact Person: Agnes Kowacz, Associate Planner

Address: 17301 133rd Avenue NE, Woodinville, WA 98072

Phone Number: (425) 877-2293

Email Address: agnesk@ci.woodinville.wa.us

Signature:



David Kuhl, Development Services Director

Date: April 4, 2016

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CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST
CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Modi Single Family Home

2. Name of applicant:

Prakash Modi

3. Address and phone number of applicant and contact person:

14317 NE 186th Place, Woodinville, WA 98072

4. Date checklist prepared:

Updated: 10/29/2015

5. Agency requesting checklist:

City of Woodinville, WA

6. Proposed timing or schedule (including phasing, if applicable):

Start around late winter and complete by late spring/early summer

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Stream and Wetland Assessment, Tree inventory/assessment, geotechnical study

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Reasonable Use Permit and building permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project proposes to build ONE single family home with approx 2508 sq.ft of building footprint in the entire 1.63 acre R6 zoned lot, located within the city limits Woodinville Washington. It will include associated driveway, frntage improvements, stormwater management, and appropriate utilities. The structure will be permitted at future date. There will be no internal roadways as a part of this project. One single family residence will be accessed off of 136th Ave NE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project address is 19400 136th Ave NE (parcel #0622100060). From WA-522, take the NE 195th St exit, head west on NE 195th St, then turn south onto 136th Ave NE, and the project site will be on the east side of the road southeasterly of Little Bear Creek Place.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

Steep Slopes

b. What is the steepest slope on the site (approximate percent slope)?

Slopes range from 5% - 65%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of longterm commercial significance and whether the proposal results in removing any of these soils.

Everett gravelly sandy loam, 5 to 15 percent slopes, and Norma sandy loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose of the proposal is get a RUP to build one single family home with approx 2500 sq.ft of building footprint. There will be some cut and filling along the westerly edge of the project site along with some frontage improvements per City of Woodinville requirement. It is proposed that the one residential structures will be constructed with daylight basements as to allow for the existing grade to remain minimally untouched.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, general erosion due to clearing of vegetation.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approx 6%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Minimal impacts will be made to the existing grades, together with the construction of structures that will be built to the contours of the land. Typical BMP's such as silt fence and covering exposed soils with mulch/straw

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Typical construction equipment during excavation

CITY COMMENTS

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Little Bear Creek runs approximately 150 feet to the east and somewhat parallel to the proposal.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, please see attached environmental assessment prepared by ACERA

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

Yes, the 100-year flood plain is within the ownership limits, but not within the project limits. The plans have been annotated accordingly.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater along the frontage improvements will connect to an existing conveyance system. Private improvements will utilize onsite BMPs/dispersion.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Possibly during the construction process

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Use of typical BMPs

4. Plants

a. Check the types of vegetation found on the site:

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Orchards, vineyards or other permanent crops.

Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Approximately 10% of the site is within the project limits, where trees and shrubs will be removed to allow for the proposed improvements. Approx 15% of the site on either side of the single family will be cleared of blackberry and knotweed. The easterly 75% of the site will remain untouched, please refer to the prepared environmental assessment for further details.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Please refer to the prepared environmental assessment for further details.

e. List all noxious weeds and invasive species known to be on or near the site.

Knotweed and Blackberry species, please refer to the prepared environmental assessment for further details.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

None except salmon has been observed by me but according to some comments received, hawk, heron, eagle, songbird, salmon, trout have been observed on or near the site.

b. List any threatened and endangered species known to be on or near the site.

Salamon, Bald eagle, heron species

c. Is the site part of a migration route? If so, explain.

Yes for salmon fish via little bear creek

d. Proposed measures to preserve or enhance wildlife, if any:

Removal of invasive plant species, together with replanting. Please refer to the prepared environmental assessment report for further details.

e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Puget Sound Energy services the surrounding areas with electric and gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No

4) Describe special emergency services that might be required.

None

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical construction noise

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction equipment traffic

3) Proposed measures to reduce or control noise impacts, if any:

Keep all construction activities within allowable hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the adjacent properties are single family home. Site is currently vacant and proposal is to build one single family which doesn't affect current land uses on nearby or adjacent properties. Current Zoning: R6

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not known

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R6

f. What is the current comprehensive plan designation of the site?

Moderate density residential

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline Residential

h. Has any part of the site been classified critical area by the city or county? If so, specify.

Seismic – The project is located within a Seismic area according to Woodinville and King County Maps

Streams and Wetlands Map – A category I wetland and little Bear Creek is located on the property. See the wetland and stream assessment report prepared by Acera LLC, Dated May 2014 which categorizes wetland as Category IV and later modified as Category 1 by Otak.

i. Approximately how many people would reside or work in the completed project?

7

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The property is adjacent to 136th Ave NE to the west. Larger parcels, over 1 acre, are located to the north and south, each with a single family residence. To the east is HWY 522. The project is keeping consistent with neighboring land use characteristics.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One single family residence proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Max heigh 35'.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical automobile.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

c. What existing offsite sources of light or glare may affect your proposal?

None known

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Rotary Community Park

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

There will be no internal roadways as a part of this project. One single family residence proposed will be accessed off of 136th Ave NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are two bus stops within 500 feet of the proposal along 195th Street

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

There are no existing parking spaces, the project proposes approximately 3 parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There may be some frontage improvement per city of Woodinville guidelines. No additional new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities are expected.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

It has been requested by the City of Woodinville on the Pre-Application Meeting summary, from the July 10, 2013 pre-application to provide street improvements. This improvements are to meet the high density residential standard. This includes widening the east half of the 136th Ave NE to 18 feet, verticle curb and gutter, 6' planting strip, and 6' sidewalk. These improvements have been shown on the preliminary site plan.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Approximately 4-5 trips per day. There will be no trucks or non passenger vehicles taking any trip after the completion of the project.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

Yes, there would be an increase as a result of the services generally utilized in association with residential strutures.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

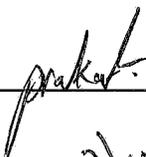
Electric, gas, water, refuse, phone, sewer, and cable

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the state of Washington that the above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____ 

Date Submitted: _____ 2/12/16

For Office Use Only

Reviewed by: _____

Date: _____

SUPPLEMENT FOR NON-PROJECT ACTIONS
(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The project post development conditions propose to have less than the allowable 0.1 cfs difference in surface water discharge from the pre-developed conditions. It is not anticipated to have any other adverse effects as listed above.

Proposed measures to avoid or reduce such increases are:

Design and construct onsite BMPs to manage runoff.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The project proposes to remove existing invasive species.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

3. How would the proposal be likely to deplete energy or natural resources?

Not known

Proposed measures to protect or conserve energy and natural resources are:

None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The easterly half of the site, being approximately 75% of the ownership limits is to remain in its natural state.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Through the construction of the proposed improvements.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

